HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Calgary CMA

Date Released: September 2018

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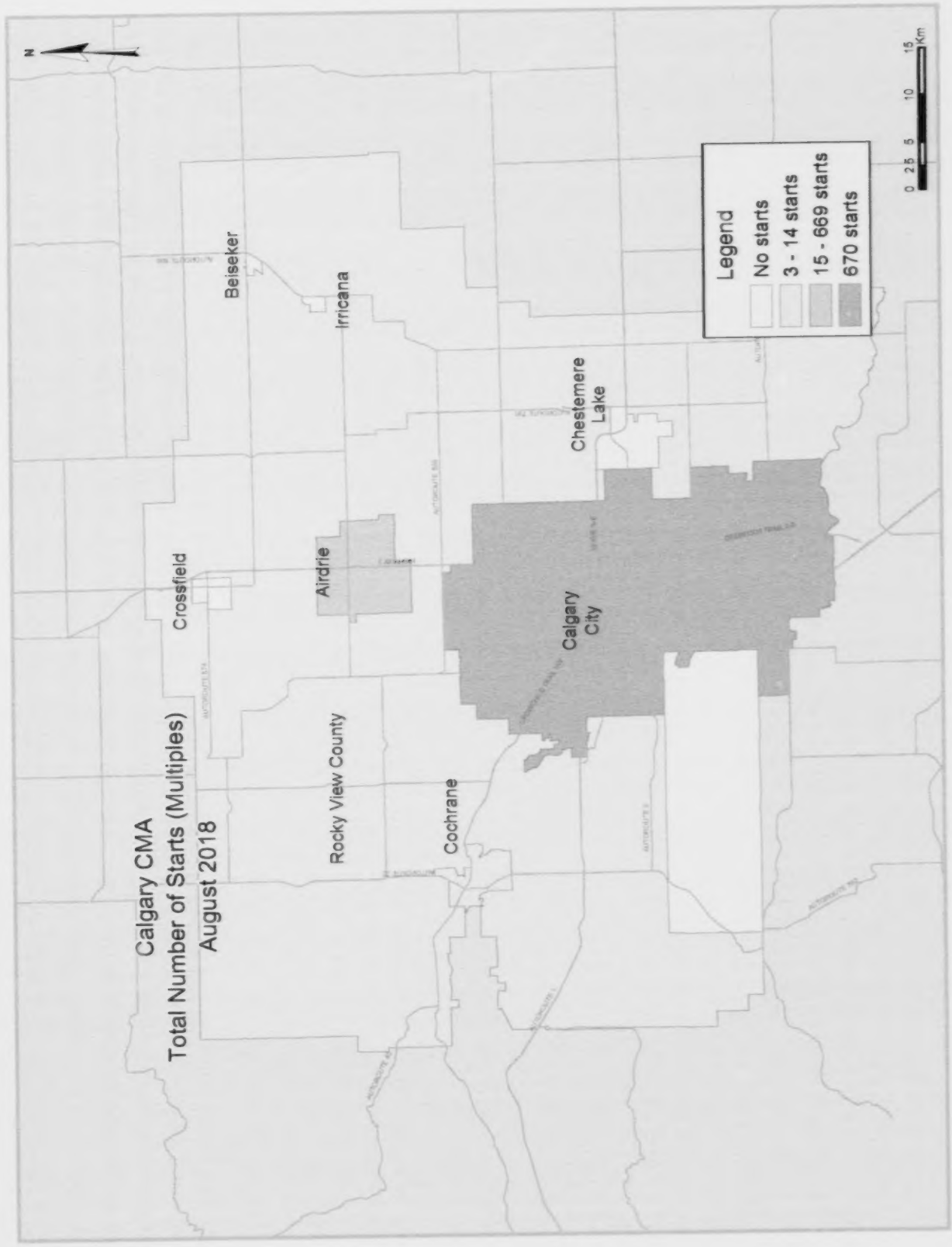
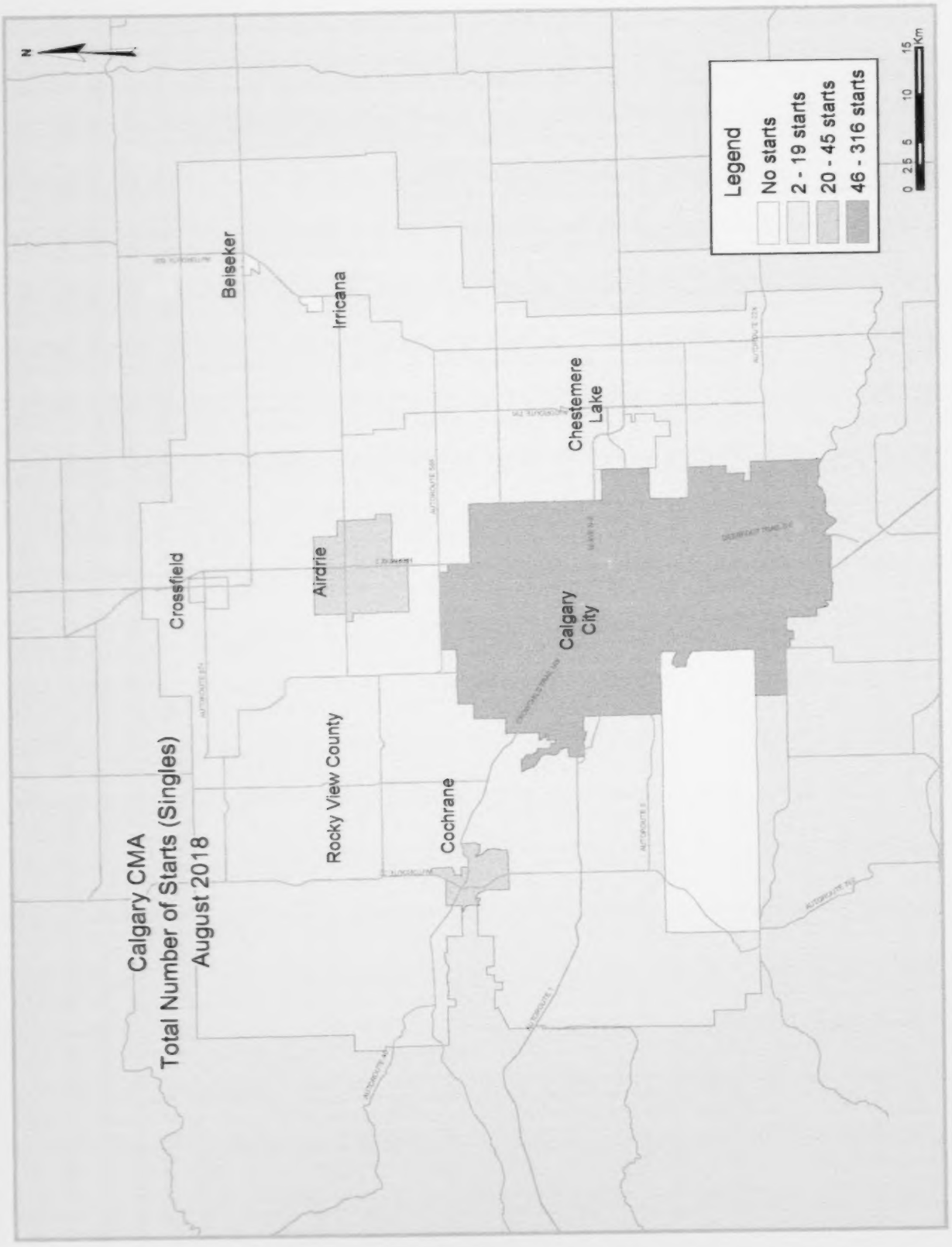
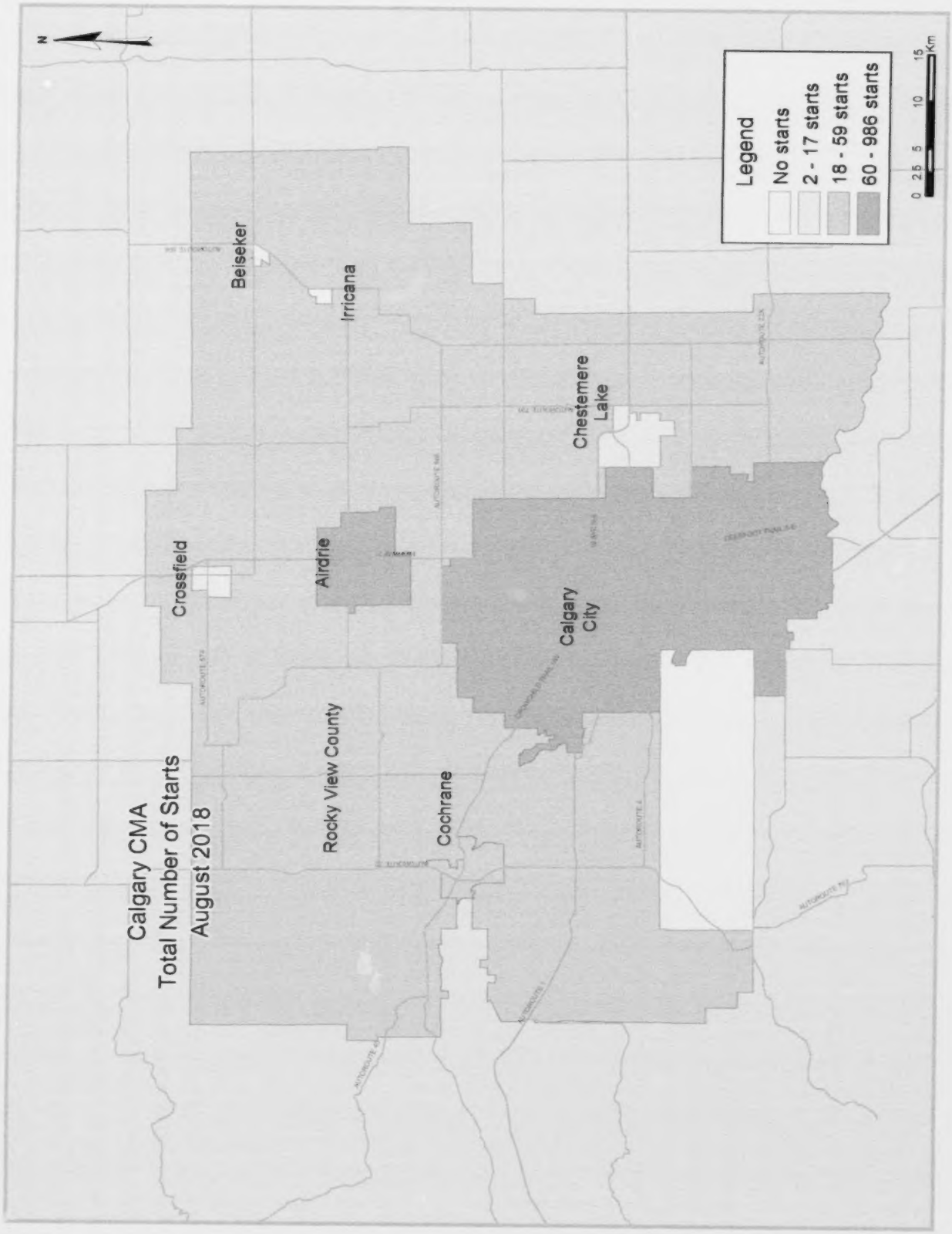
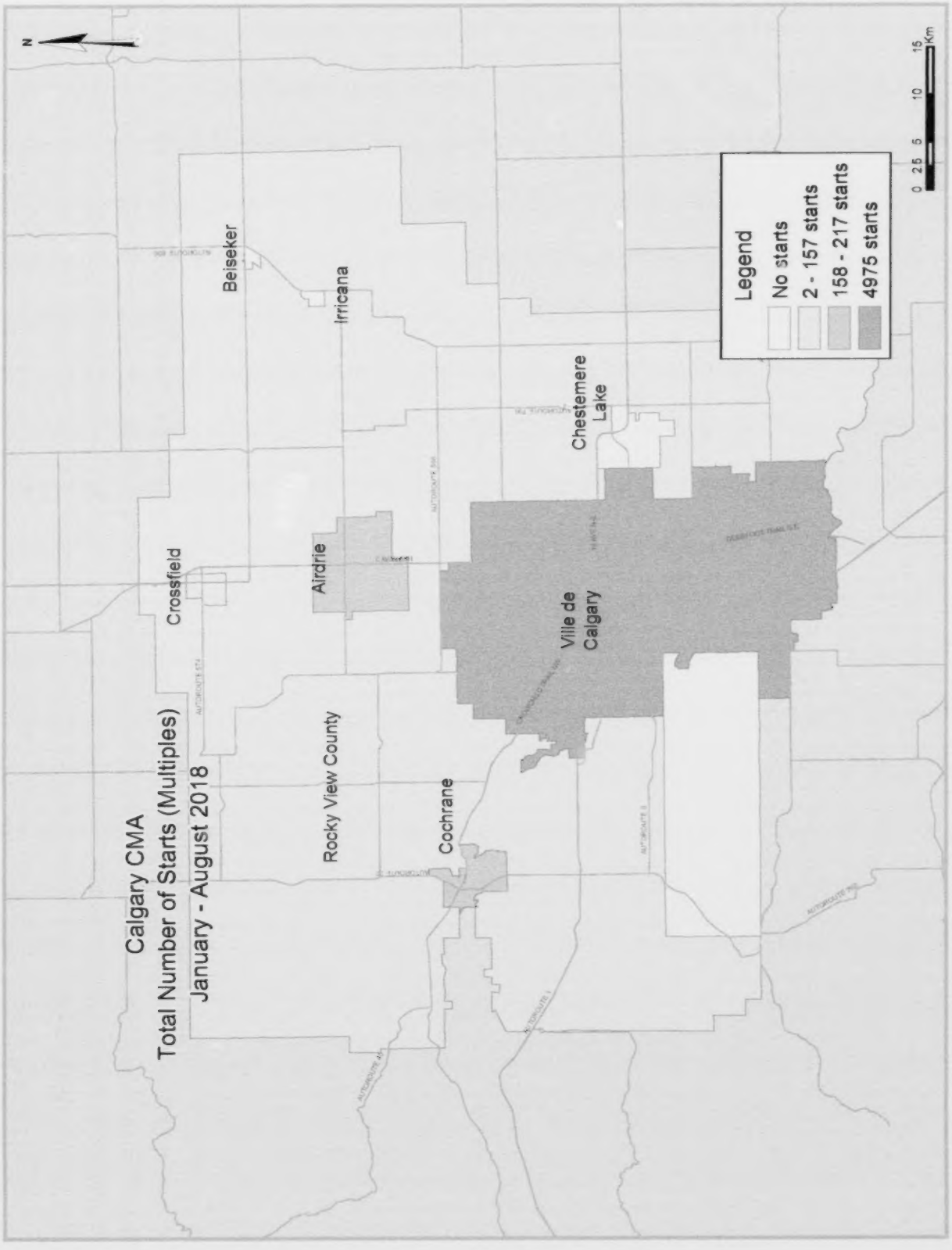
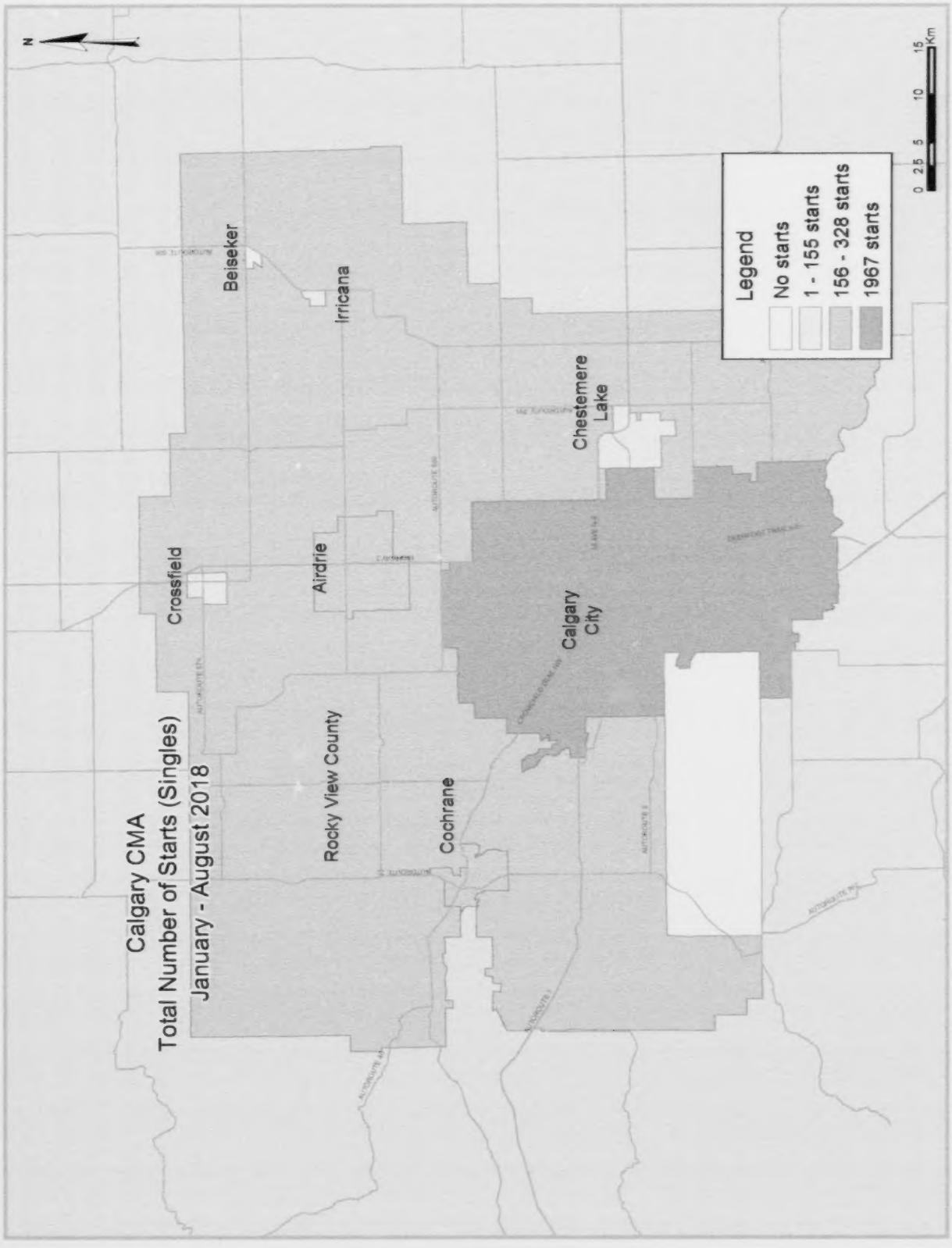
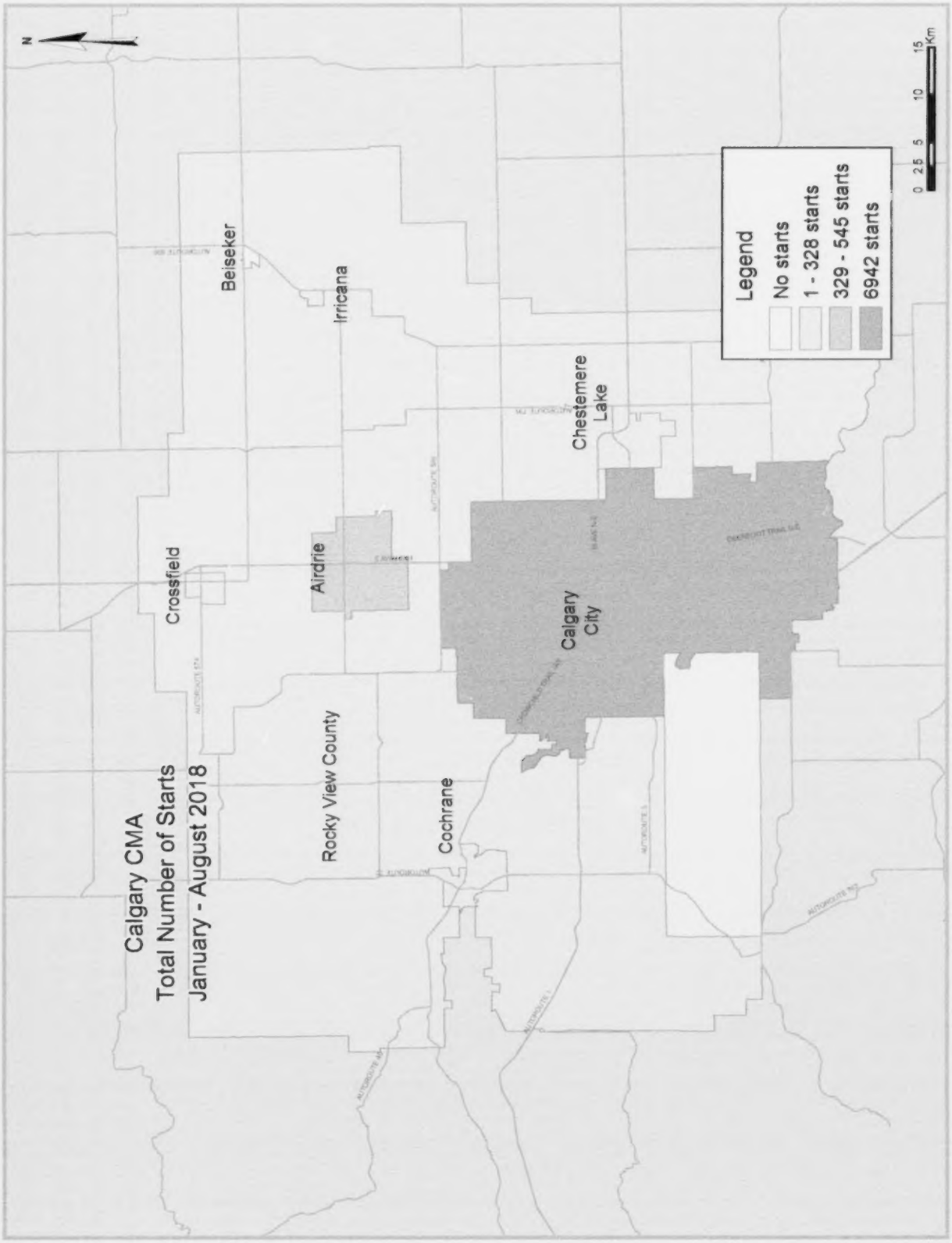

Calgary CMA
Total Number of Starts (Multiples)
August 2018
N
Legend
No starts
3 - 14 starts
15 - 669 starts
670 starts
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane


Calgary CMA
Total Number of Starts (Singles)
August 2018
N
Legend
No starts
2 - 19 starts
20 - 45 starts
46 - 316 starts
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane


Calgary CMA
Total Number of Starts
August 2018
N
Legend
No starts
2 - 17 starts
18 - 59 starts
60 - 986 starts
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane


Calgary CMA
Total Number of Starts (Multiples)
January - August 2018
N
Legend
No starts
2 - 157 starts
158 - 217 starts
4975 starts
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Ville de Calgary
Rocky View County
Cochrane


Calgary CMA
Total Number of Starts (Singles)
January - August 2018
N
Legend
No starts
1 - 155 starts
156 - 328 starts
1967 starts
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane


Calgary CMA
Total Number of Starts
January - August 2018
Legend
No starts
1 - 328 starts
329 - 545 starts
6942 starts
0 2.5 5 10 15 Km
N
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) August 2018		
Calgary CMA[1]	July 2018	August 2018
Trend[2]	12,856	13,719
SAAR	11,791	12,711
	August 2017	August 2018
Actual		
August - Single-Detached	388	403
August - Multiples	421	693
August - Total	809	1,096
January to August - Single-Detached	2,834	2,716
January to August - Multiples	4,646	5,369
January to August - Total	7,480	8,085

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2018	402	126	35	1	79	285	0	168	1,096
August 2017	388	138	38	0	89	148	8	0	809
% Change	3.6	-8.7	-7.9	n/a	-11.2	92.6	-100.0	n/a	35.5
Year-to-date 2018	2,714	844	573	1	364	2,715	1	873	8,085
Year-to-date 2017	2,834	860	550	0	497	2,023	40	676	7,480
% Change	-4.2	-1.9	4.2	n/a	-26.8	34.2	-97.5	29.1	8.1
UNDER CONSTRUCTION									
August 2018	2,399	852	637	1	621	5,193	18	2,543	12,264
August 2017	2,573	838	569	0	616	5,034	49	993	10,672
% Change	-6.8	1.7	12.0	n/a	0.8	3.2	-63.3	156.1	14.9
COMPLETIONS									
August 2018	486	106	54	0	33	267	3	150	1,099
August 2017	341	86	44	0	67	111	0	6	655
% Change	42.5	23.3	22.7	n/a	-50.7	140.5	n/a	**	67.8
Year-to-date 2018	2,897	802	600	0	252	1,013	31	381	5,976
Year-to-date 2017	2,462	676	291	1	549	1,798	24	836	6,637
% Change	17.7	18.6	106.2	-100.0	-54.1	-43.7	29.2	-54.4	-10.0
COMPLETED & NOT ABSORBED									
August 2018	496	257	124	0	91	1,006	n/a	n/a	1,974
August 2017	434	129	24	0	133	1,028	n/a	n/a	1,748
% Change	14.3	99.2	**	n/a	-31.6	-2.1	n/a	n/a	12.9
ABSORBED									
August 2018	452	91	49	0	42	195	n/a	n/a	829
August 2017	325	110	38	0	78	121	n/a	n/a	672
% Change	39.1	-17.3	28.9	n/a	-46.2	61.2	n/a	n/a	65.8
Year-to-date 2018	2,852	712	516	0	283	1,212	n/a	n/a	5,575
Year-to-date 2017	2,410	694	245	1	567	1,539	n/a	n/a	5,456
% Change	18.3	2.6	110.6	-100.0	-50.1	-21.2	n/a	n/a	2.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
August 2018	315	110	35	1	74	285	0	166	986
August 2017	279	110	28	0	85	148	0	0	650
Airdrie									
August 2018	45	10	0	0	5	0	0	0	60
August 2017	46	10	10	0	0	0	8	0	74
Beiseker									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
August 2018	5	0	0	0	0	0	0	0	5
August 2017	10	0	0	0	0	0	0	0	10
Cochrane									
August 2018	20	4	0	0	0	0	0	1	25
August 2017	20	14	0	0	4	0	0	0	38
Crossfield									
August 2018	2	0	0	0	0	0	0	0	2
August 2017	11	2	0	0	0	0	0	0	13
Irricana									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	0	0	0	0	0
Rocky View County									
August 2018	15	2	0	0	0	0	0	1	18
August 2017	22	2	0	0	0	0	0	0	24
First Nations									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
August 2018	402	126	35	1	79	285	0	168	1,096
August 2017	388	138	38	0	89	148	8	0	809

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
August 2018	1,656	680	487	1	435	5,131	13	2,540	10,943
August 2017	1,899	674	462	0	414	4,975	12	906	9,342
Airdrie									
August 2018	318	62	125	0	68	51	0	0	624
August 2017	278	72	56	0	80	32	37	0	555
Beiseker									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
August 2018	54	0	0	0	0	0	0	0	54
August 2017	74	12	0	0	0	0	0	0	86
Cochrane									
August 2018	140	88	25	0	118	11	5	1	388
August 2017	113	64	51	0	122	27	0	87	464
Crossfield									
August 2018	36	2	0	0	0	0	0	0	38
August 2017	42	2	0	0	0	0	0	0	44
Irricana									
August 2018	2	0	0	0	0	0	0	0	2
August 2017	2	0	0	0	0	0	0	0	2
Rocky View County									
August 2018	193	20	0	0	0	0	0	2	215
August 2017	165	14	0	0	0	0	0	0	179
First Nations									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
August 2018	2,399	852	637	1	621	5,193	18	2,543	12,264
August 2017	2,573	838	569	0	616	5,034	49	993	10,672

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
August 2018	392	88	54	0	33	267	3	150	987
August 2017	247	62	39	0	58	111	0	6	523
Airdrie									
August 2018	37	8	0	0	0	0	0	0	45
August 2017	30	18	5	0	5	0	0	0	58
Beiseker									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
August 2018	6	0	0	0	0	0	0	0	6
August 2017	13	0	0	0	0	0	0	0	13
Cochrane									
August 2018	17	8	0	0	0	0	0	0	25
August 2017	24	6	0	0	4	0	0	0	34
Crossfield									
August 2018	4	0	0	0	0	0	0	0	4
August 2017	10	0	0	0	0	0	0	0	10
Irricana									
August 2018	1	0	0	0	0	0	0	0	1
August 2017	0	0	0	0	0	0	0	0	0
Rocky View County									
August 2018	29	2	0	0	0	0	0	0	31
August 2017	17	0	0	0	0	0	0	0	17
First Nations									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
August 2018	486	106	54	0	33	267	3	150	1,099
August 2017	341	86	44	0	67	111	0	6	655

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
August 2018	373	222	100	0	78	982	n/a	n/a	1,755
August 2017	297	100	6	0	102	1,012	n/a	n/a	1,517
Airdrie									
August 2018	45	16	11	0	2	3	n/a	n/a	77
August 2017	48	13	11	0	16	12	n/a	n/a	100
Beiseker									
August 2018	0	0	0	0	0	0	n/a	n/a	0
August 2017	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
August 2018	4	3	0	0	0	0	n/a	n/a	7
August 2017	12	5	0	0	0	0	n/a	n/a	17
Cochrane									
August 2018	40	14	13	0	11	21	n/a	n/a	99
August 2017	32	6	7	0	15	4	n/a	n/a	64
Crossfield									
August 2018	10	0	0	0	0	0	n/a	n/a	10
August 2017	13	0	0	0	0	0	n/a	n/a	13
Irricana									
August 2018	0	0	0	0	0	0	n/a	n/a	0
August 2017	0	2	0	0	0	0	n/a	n/a	2
Rocky View County									
August 2018	24	2	0	0	0	0	n/a	n/a	26
August 2017	32	3	0	0	0	0	n/a	n/a	35
First Nations									
August 2018	0	0	0	0	0	0	n/a	n/a	0
August 2017	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
August 2018	496	257	124	0	91	1,006	n/a	n/a	1,974
August 2017	434	129	24	0	133	1,028	n/a	n/a	1,748

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
August 2018	351	71	46	0	38	193	n/a	n/a	699
August 2017	233	72	27	0	61	120	n/a	n/a	513
Airdrie									
August 2018	40	8	1	0	2	2	n/a	n/a	53
August 2017	30	30	8	0	12	1	n/a	n/a	81
Beiseker									
August 2018	0	0	0	0	0	0	n/a	n/a	0
August 2017	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
August 2018	8	0	0	0	0	0	n/a	n/a	8
August 2017	15	0	0	0	0	0	n/a	n/a	15
Cochrane									
August 2018	19	8	2	0	2	0	n/a	n/a	31
August 2017	19	8	3	0	5	0	n/a	n/a	35
Crossfield									
August 2018	5	0	0	0	0	0	n/a	n/a	5
August 2017	10	0	0	0	0	0	n/a	n/a	10
Irricana									
August 2018	1	2	0	0	0	0	n/a	n/a	3
August 2017	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
August 2018	28	2	0	0	0	0	n/a	n/a	30
August 2017	18	0	0	0	0	0	n/a	n/a	18
First Nations									
August 2018	0	0	0	0	0	0	n/a	n/a	0
August 2017	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
August 2018	452	91	49	0	42	195	n/a	n/a	829
August 2017	325	110	38	0	78	121	n/a	n/a	672

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	4,423	1,306	852	0	678	3,282	49	944	11,534
% Change	26.8	38.6	138.0	n/a	-9.7	-7.4	**	**	24.8
2016	3,489	942	358	0	751	3,543	8	154	9,245
% Change	-15.6	-9.1	-0.8	-100.0	-56.9	-21.4	-52.9	-87.5	-29.1
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	% Change
Calgary City	316	279	120	110	99	113	451	148	986	650	51.7
Airdrie	45	46	10	10	5	18	0	0	60	74	-18.9
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	5	10	0	0	0	0	0	0	5	10	-50.0
Cochrane	20	20	4	14	0	4	1	0	25	38	-34.2
Crossfield	2	11	0	2	0	0	0	0	2	13	-84.6
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	15	22	2	2	0	0	1	0	18	24	-25.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	403	388	136	138	104	135	453	148	1,096	809	35.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Calgary City	1,967	2,072	672	652	731	845	3,572	2,584	6,942	6,153	12.8
Airdrie	328	332	86	108	131	127	0	12	545	579	-5.9
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	55	80	0	12	0	0	0	0	55	92	-40.2
Cochrane	170	169	94	90	51	103	13	103	328	465	-29.5
Crossfield	39	60	2	2	0	0	0	0	41	62	-33.9
Irricana	1	2	0	0	0	0	0	0	1	2	-50.0
Rocky View County	156	119	14	8	0	0	3	0	173	127	36.2
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	2,716	2,834	868	872	913	1,075	3,588	2,699	8,085	7,480	8.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Calgary City	99	113	0	0	285	148	166	0
Airdrie	5	10	0	8	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	0	4	0	0	0	0	1	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	1	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	104	127	0	8	285	148	168	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	731	833	0	12	2,704	1,995	868	589
Airdrie	131	99	0	28	0	12	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	51	103	0	0	11	16	2	87
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	3	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	913	1,035	0	40	2,715	2,023	873	676

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Calgary City	460	417	360	233	166	0	986	650
Airdrie	55	66	5	0	0	8	60	74
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	5	10	0	0	0	0	5	10
Cochrane	24	34	0	4	1	0	25	38
Crossfield	2	13	0	0	0	0	2	13
Irricana	0	0	0	0	0	0	0	0
Rocky View County	17	24	0	0	1	0	18	24
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	563	564	365	237	168	8	1,096	809

Table 2.5: Starts by Submarket and by Intended Market
January - August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	3,061	3,162	3,012	2,390	869	601	6,942	6,153
Airdrie	534	493	11	58	0	28	545	579
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	55	92	0	0	0	0	55	92
Cochrane	269	306	57	72	2	87	328	465
Crossfield	41	62	0	0	0	0	41	62
Irricana	1	2	0	0	0	0	1	2
Rocky View County	170	127	0	0	3	0	173	127
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	4,131	4,244	3,080	2,520	874	716	8,085	7,480

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	% Change
Calgary City	392	247	88	62	90	97	417	117	987	523	88.7
Airdrie	37	30	8	18	0	10	0	0	45	58	-22.4
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	6	13	0	0	0	0	0	0	6	13	-53.8
Cochrane	17	24	8	6	0	4	0	0	25	34	-26.5
Crossfield	4	10	0	0	0	0	0	0	4	10	-60.0
Irricana	1	0	0	0	0	0	0	0	1	0	n/a
Rocky View County	29	17	2	0	0	0	0	0	31	17	82.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	486	341	106	86	90	111	417	117	1,099	655	67.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Calgary City	2,169	1,710	638	484	649	515	1,365	2,578	4,821	5,287	-8.8
Airdrie	307	323	70	112	135	192	0	56	512	683	-25.0
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	59	59	0	4	0	60	0	0	59	123	-52.0
Cochrane	167	180	86	76	89	73	28	5	370	334	10.8
Crossfield	33	45	6	6	0	0	0	0	39	51	-23.5
Irricana	1	0	0	2	0	0	0	0	1	2	-50.0
Rocky View County	161	147	12	10	0	0	1	0	174	157	10.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	2,897	2,464	812	694	873	840	1,394	2,639	5,976	6,637	-10.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Calgary City	87	97	3	0	267	111	150	6
Airdrie	0	10	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	0	4	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	87	111	3	0	267	111	150	6

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	646	503	3	12	986	1,742	379	836
Airdrie	107	183	28	9	0	56	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	60	0	0	0	0	0	0
Cochrane	89	73	0	0	27	5	1	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	1	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	842	819	31	21	1,013	1,803	381	836

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market August 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Calgary City	534	348	300	169	153	6	987	523
Airdrie	45	53	0	5	0	0	45	58
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	6	13	0	0	0	0	6	13
Cochrane	25	30	0	4	0	0	25	34
Crossfield	4	10	0	0	0	0	4	10
Irricana	1	0	0	0	0	0	1	0
Rocky View County	31	17	0	0	0	0	31	17
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	646	471	300	178	153	6	1,099	655

Table 3.5: Completions by Submarket and by Intended Market January - August 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	3,261	2,313	1,178	2,123	382	851	4,821	5,287
Airdrie	471	539	13	135	28	9	512	683
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	59	63	0	60	0	0	59	123
Cochrane	295	304	74	30	1	0	370	334
Crossfield	39	51	0	0	0	0	39	51
Irricana	1	2	0	0	0	0	1	2
Rocky View County	173	157	0	0	1	0	174	157
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	4,299	3,429	1,265	2,348	412	860	5,976	6,637

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $550,000		$550,000 - $649,999		$650,000 - $749,999		$750,000 - $849,999		$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
August 2018	115	32.9	79	22.6	51	14.6	25	7.1	80	22.9	350	625,000	746,819
August 2017	88	37.8	66	28.3	26	11.2	16	6.9	37	15.9	233	585,000	698,929
Year-to-date 2018	805	38.1	552	26.1	247	11.7	124	5.9	385	18.2	2,113	585,000	693,912
Year-to-date 2017	644	38.1	464	27.5	194	11.5	84	5.0	304	18.0	1,690	580,000	701,761
Airdrie													
August 2018	29	72.5	8	20.0	2	5.0	0	0.0	1	2.5	40	462,500	498,704
August 2017	23	76.7	2	6.7	2	6.7	2	6.7	1	3.3	30	487,500	518,266
Year-to-date 2018	244	81.1	45	15.0	8	2.7	0	0.0	4	1.3	301	480,000	492,887
Year-to-date 2017	238	77.8	41	13.4	15	4.9	4	1.3	8	2.6	306	485,000	508,020
Beiseker													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Chestermere Lake													
August 2018	0	0.0	4	50.0	1	12.5	1	12.5	2	25.0	8	-	747,363
August 2017	0	0.0	5	33.3	2	13.3	3	20.0	5	33.3	15	760,000	769,913
Year-to-date 2018	1	1.5	20	30.8	21	32.3	13	20.0	10	15.4	65	-	768,009
Year-to-date 2017	4	6.8	20	33.9	14	23.7	8	13.6	13	22.0	59	760,000	756,250
Cochrane													
August 2018	14	73.7	3	15.8	2	10.5	0	0.0	0	0.0	19	480,000	504,998
August 2017	13	68.4	3	15.8	1	5.3	1	5.3	1	5.3	19	505,000	526,270
Year-to-date 2018	119	74.4	27	16.9	14	8.8	0	0.0	0	0.0	160	472,500	496,909
Year-to-date 2017	140	80.5	18	10.3	7	4.0	5	2.9	4	2.3	174	460,000	483,770
Crossfield													
August 2018	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	-	-
August 2017	10	100.0	0	0.0	0	0.0	0	0.0	0	0.0	10	327,500	337,382
Year-to-date 2018	41	100.0	0	0.0	0	0.0	0	0.0	0	0.0	41	-	376,344
Year-to-date 2017	42	100.0	0	0.0	0	0.0	0	0.0	0	0.0	42	327,500	387,576
Irricana													
August 2018	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rocky View County													
August 2018	2	8.0	2	8.0	3	12.0	5	20.0	13	52.0	25	860,000	956,496
August 2017	3	17.6	0	0.0	0	0.0	5	29.4	9	52.9	17	870,000	1,028,579
Year-to-date 2018	13	9.5	16	11.7	13	9.5	18	13.1	77	56.2	137	892,500	995,141
Year-to-date 2017	23	19.0	8	6.6	9	7.4	23	19.0	58	47.9	121	850,000	1,003,723
First Nations													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
August 2018	166	37.1	96	21.4	59	13.2	31	6.9	96	21.4	448	610,000	721,224
August 2017	137	42.3	76	23.5	31	9.6	27	8.3	53	16.4	324	570,000	681,500
Year-to-date 2018	1,224	43.4	660	23.4	303	10.8	155	5.5	476	16.9	2,818	570,000	673,158
Year-to-date 2017	1,091	45.6	551	23.0	239	10.0	124	5.2	387	16.2	2,392	565,000	671,803

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2018

Submarket	Aug 2018	Aug 2017	% Change	YTD 2018	YTD 2017	% Change
Calgary City	746,819	698,929	6.9	693,912	701,761	-1.1
Airdrie	498,704	518,266	-3.8	492,887	508,020	-3.0
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	747,363	769,913	-2.9	768,009	756,250	1.6
Cochrane	504,998	526,270	-4.0	496,909	483,770	2.7
Crossfield	-	337,382	n/a	376,344	387,576	-2.9
Irricana	-	-	n/a	-	-	n/a
Rocky View County	956,496	1,028,579	-7.0	995,141	1,003,723	-0.9
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	721,224	681,500	5.8	673,158	671,803	0.2

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Calgary

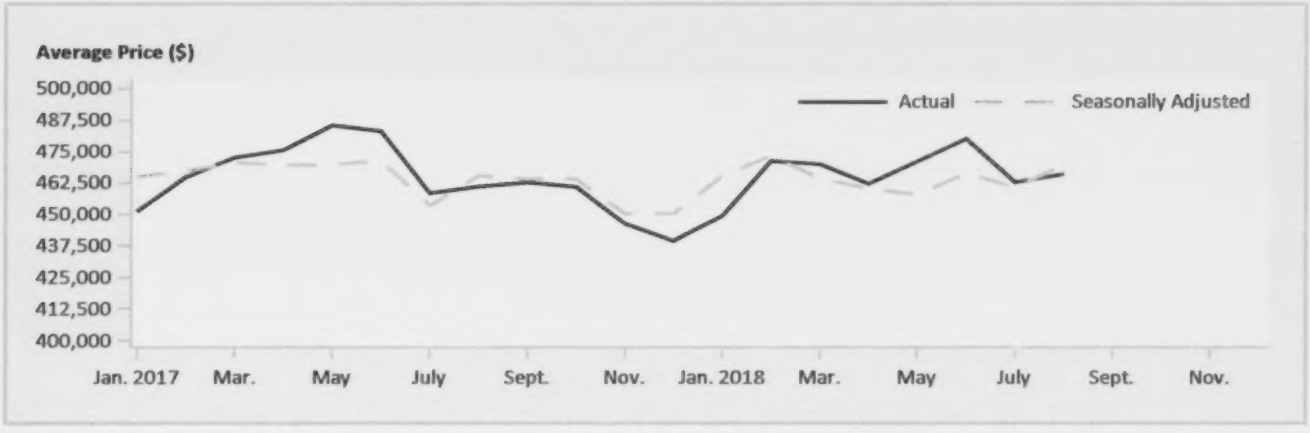


Figure 5.2: MLS® Residential Sales for Calgary

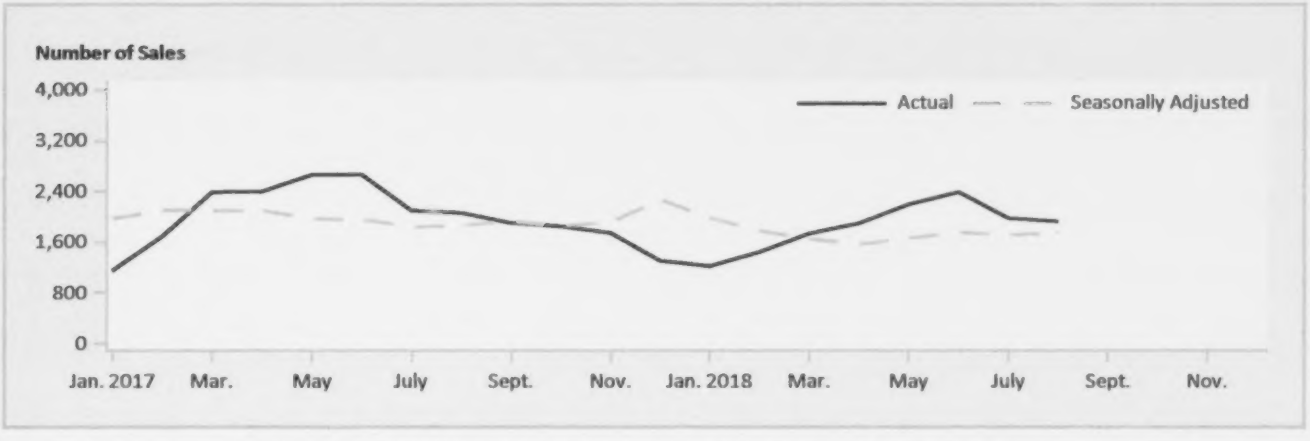
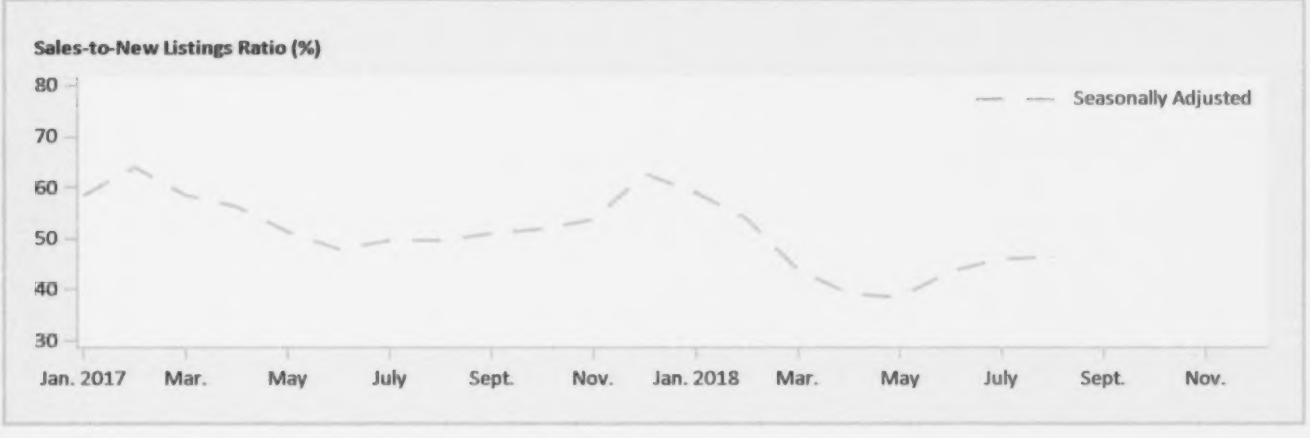


Figure 5.3: MLS® Residential Sales to New Listings Ratio for Calgary



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
August 2018

		Interest Rates			NHPI, Total, Calgary CMA 2016.12 =100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	99.9	137.4	819	9.9	75.1	1,134
	February	561	3.14	4.64	99.7	137.2	820	9.4	74.6	1,146
	March	561	3.14	4.64	99.7	137.3	820	9.2	74.4	1,148
	April	561	3.14	4.64	99.9	137.9	822	9.2	74.5	1,162
	May	561	3.14	4.64	99.5	137.8	827	9.3	74.8	1,155
	June	561	3.14	4.64	99.5	137.5	833	8.9	75.0	1,142
	July	573	3.14	4.84	100.3	137.7	837	8.5	74.9	1,135
	August	573	3.14	4.84	100.4	138.0	837	8.4	74.7	1,129
	September	575	3.09	4.89	100.3	137.6	833	8.4	74.2	1,135
	October	581	3.24	4.99	100.4	138.2	830	8.1	73.7	1,142
	November	581	3.24	4.99	100.5	138.9	829	7.7	73.1	1,148
	December	581	3.24	4.99	100.3	138.0	834	7.5	73.3	1,159
2018	January	590	3.34	5.14	100.3	139.3	841	7.6	74.0	1,156
	February	590	3.34	5.14	100.0	140.2	845	7.9	74.4	1,165
	March	590	3.34	5.14	99.6	140.4	843	8.2	74.4	1,164
	April	590	3.34	5.14	99.6	141.2	842	8.0	74.0	1,167
	May	601	3.49	5.34	99.5	141.4	841	7.7	73.6	1,173
	June	601	3.49	5.34	99.8	141.1	837	7.7	73.0	1,175
	July	601	3.49	5.34	100.0	142.3	827	7.9	72.2	1,170
	August	601	3.49	5.34		142.1	823	8.2	71.9	1,156
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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